



# WHICH CODE FOR WHICH PROJECT?

**I. OHIO RESIDENTIAL CODE --- 352-3313**

This code has been adopted by the City of Cincinnati for one, two and three family dwellings and townhouses less than four stories in height. It skips the many provisions that apply to non-residential buildings, making it easy to read. The chapters are arranged in a logical construction sequence, starting with the building planning. Along with the usual building restrictions, it contains the applicable parts of the Mechanical Code.

**II. OHIO BUILDING CODE --- 352-3313**

This code applies to construction or alterations of non-residential buildings and residences not governed by the Ohio Residential Code.

**III. OHIO MECHANICAL CODE --- 352-3313**

This code applies to all commercial heating, ventilation, air conditioning, refrigeration, incineration, air pollution control and similar work not governed by the Ohio Residential Code.

**IV. OHIO PLUMBING CODE (INCLUDING CINCINNATI AMENDMENTS) --- 352-3280**

This code applies to all plumbing work.

**V. CINCINNATI BUILDING CODE --- 352-3313**

This code is a collection of local regulations, laws and ordinances that supplement the Ohio Building Code, the Ohio Mechanical Code and the Ohio Plumbing Code. It also includes local regulations regarding construction in the flood plain (Chapter 1109 and excavation and fill requirements (Chapter 1113). Chapter 1115 adopts the Ohio Residential Code. Chapter 1117 (Housing Code) regulates all existing residential buildings. Chapter 1107 provides local enforcement of the ASME Safety Code for Elevators and Escalators and related regulations.

**VI. HOUSING CODE - CHAPTER 1117 --- 352-3275**

This code section relates to the use and maintenance of existing residential buildings, portions thereof, or premises used or intended to be used for human habitation. All provisions of the Housing Code are retroactive and apply to all existing dwellings.

The purpose of this code section is to establish minimum housing standards necessary for the preservation of the public safety, health, and general welfare in all existing residential buildings, rooming houses, hotels and motels, except to the extent that it may be in conflict with the laws of this state or with the lawful regulations of any state board agency.

**VII. HISTORIC REHABILITATION STANDARDS - CHAPTER 1121 - 352-2375**

This standard applies to historically designated buildings containing residential business and retail uses that are 5 stories in height or less, 4,000 square feet in area, of Type III-B construction or better with each floor having two means of egress. This standard allows most sound existing walls and ceilings to remain in lieu of upgrading the fire resistive ratings to new code standards. This is especially applicable to changes of use and occupancy situations.

## **VIII. CINCINNATI ZONING CODE --- 352-3273**

The Cincinnati Zoning Code regulates the use and development of land and is designed to protect property values by preventing the location of incompatible uses in close proximity to one another. Zoning regulations also help to maintain the character of established neighborhoods and prevent inappropriate activities such as auto repair in residential neighborhoods. The Zoning Code governs land use in historic districts, hillsides and certain urban business areas. It regulates development to avoid parking congestion and promotes effective signage compatible with its surroundings. This code is generally arranged in a sequence of more restrictive zoning districts to less restrictive zoning districts.

All of the aforementioned codes are available for purchase at the Customer Service Counter in the Business Development and Permit Center, 3300 Central Parkway, Cincinnati, Ohio 45225. Call 352-3271 concerning cost.

**Example #1:** John Q. And Susan J. Public purchases a three story building in Over-the-Rhine. The last use of this building was business on the first floor and storage in the basement and the upper floors. They wish to turn the building into a twelve unit building (4-units on each floor) with a laundry and storage in the basement. Because this work will involve a change of use, many sections of the Ohio Building Code will apply as well as applicable provisions of the Housing Code. Note: Article 34 has alternative compliance provisions for building constructed prior to March 1, 1959. If the building is designated historic, then Chapter 1121 would apply thereby mitigating the fire resistance upgrades required by the Ohio Building Code.

**Example #2:** Mr. Smith wishes to convert his three story two-family on Liberty Hill into condominiums. He wishes to make them more desirable by adding a room and deck to each floor to better market the view of the city. He must comply with the Ohio Residential Code, as well as the Housing Code since he has only two dwelling units.

**Example #3:** Ms. Jones owns a four-story two-family building in the West End. She wishes to renovate the building and turn it into a four-family. Because of the number of units and floors, the provisions of the Ohio Building Code and pertinent sections of the Housing Code must be met. If the building is designated historic, then Chapter 1121 would apply thereby mitigating the fire resistance upgrades required by the Ohio Building Code.

**Example #4:** A community based organization wants to renovate a problem vacant four-story, 12 unit apartment building. As part of the renovation a number of units would be converted into efficiency units and a number of units combined into 3 and 4 bedroom units. The Ohio Building Code would govern any new construction, such as unit separation walls, which are typically required to have a 1-hour fire resistance rating. Any new room arrangements are required to comply with new code standards with respect to size, access and privacy and light and ventilation.

Even though no changes are anticipated outside of the units, the exits and fire rating of the common stair hall need to comply with the Housing Code. Other typical existing conditions that need to be evaluated for compliance with the Housing Code and shown on the construction plans are the existing room sizes, natural light and ventilation for existing habitable rooms, access to toilet rooms and requirements for habitable rooms below grade. Other areas that need to be addressed are indicated on any orders that have been written on the building. If the building is designated historic, then Chapter 1121 would apply thereby mitigating the fire resistance upgrades required by the Ohio Building Code.

For assistance while using these codes, call the number listed adjacent to the code titles.